

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
NW/S Westridge Road at \* ZONING COMMISSIONER  
Roundridge Road \* OF BALTIMORE COUNTY  
(2214 Westridge Road)  
8th Election District \* Case No. 96-302-A  
4th Councilmanic District \*  
Paul M. Kenney, et ux  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 2214 Westridge Road, located in the vicinity of York Road in Timonium. The Petition was filed by the owners of the property, Paul M. and Gale M. Kenney. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structures (in ground swimming pool and gazebo) to be located in the side/rear yard closer to the street in lieu of the required rear yard and the third of the yard farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

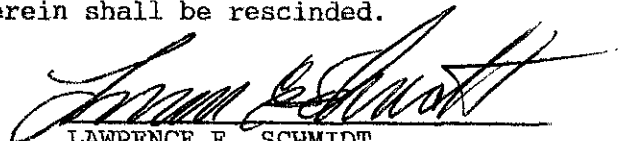
RECORDED

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structures (in ground swimming pool and gazebo) to be located in the side/rear yard closer to the street in lieu of the required rear yard and the third of the yard farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 3/15/96

By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 15, 1996

Mr. & Mrs. Paul M. Kenney  
2214 Westridge Road  
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NW/S Westridge Road at Roundridge Road  
(2214 Westridge Road)  
8th Election District - 4th Councilmanic District  
Paul M. Kenney, et ux - Petitioners  
Case No. 96-302-A

Dear Mr. & Mrs. Kenney:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2214 WESTRIDGE RD  
address  
LUTH-TIMONIUM MD 21093-3220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- 1) USUSUAL PIE SHAPED CORNER LOT.
- 2) WHERE THE HOUSE IS LOCATED ON THE LOT.
- 3) DRAINAGE SLOPED REAR YARD AREA.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Paul M. Kenney  Gale M. Kenney  
(signature) (signature)  
PAUL M. KENNEY GALE M. KENNEY  
(type or print name) (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of FEBRUARY, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

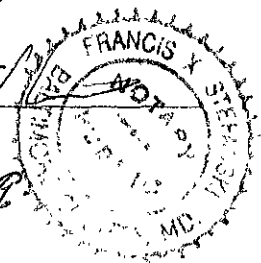
PAUL M. KENNEY & GALE M. KENNEY

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/11/96  
date

Francis X. Stief  
NOTARY PUBLIC  
My Commission Expires Jan 1, 1998





# Petition for Administrative Variance

96-302-A

## to the Zoning Commissioner of Baltimore County

for the property located at # 2214 WESTRIDGE ROAD  
which is presently zoned DR.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BCZR

To allow an accessory structure (in ground pool & gazebo) in the side/rear yard closer to the street in lieu of the required rear yard and in the third of the lot farthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1) UNUSUAL PIE SHAPED CORNER LOT.
- 2) WHERE THE HOUSE IS LOCATED ON LOT.
- 3) DRAINAGE SLOPED REAR YARD AREA.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

PAUL M. KENNEY  
(Type or Print Name)

Paul M. Kenney  
Signature

GALE M. KENNEY  
(Type or Print Name)

Gale M. Kenney  
Signature

2214 WESTRIDGE RD 561-5136  
Address Phone No.

LUTH-TIMONIUM MD 21093-3220  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 2/12/96

ESTIMATED POSTING DATE: \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 306

**Zoning Description for # 2214 Westridge Road**

96-302-A

**Beginning at a point on the West side of the intersection of,  
Roundridge Road and Westridge Road, both having a 50 foot Right of Way width,  
hence running north 299.08 feet, to the intersection of,**

**Westridge Road and Yorkview Drive, also having a Right of Way width of 50 feet,**

**Being known as Lot # 8, block C, Section # 2 of the subdivision known as,  
" Stratford ", as recorded in Baltimore County Plat Book # , Folio # ,  
containing .815 acres of land area. Also known as # 2214 Westridge Road and is  
located in the 8th Election District and the 4 Councilmanic District.**

# 306

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-302-A

District 8 Date of Posting \_\_\_\_\_  
Posted for: Adm. Variance  
Petitioner: Paul M. Kenney et al  
Location of property: 2214 Westridge Rd.  
Location of Sign: 2214 Westridge Rd  
(Pool Side)  
Remarks: \_\_\_\_\_  
Posted by W. Flann 2/23/96 Date of return: \_\_\_\_\_  
Signature  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 370570

96-302-A

DATE 2/12/96 ACCOUNT P-001-615-000

AMOUNT \$ 85.00

RECEIVED FROM: Gala M. Kenney

010 Variance - 50- ITEM # 306

040 Sign - - 35- Taken by: JDF

FOR: 85

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASE NUMBER: 96-302-A (Item 306)

2214 Westridge Rd

W/S of intersection Roundridge Road and Westridge Road

8th Election District - 4th Councilmanic

Legal Owner: Paul M. Kenney and Gal M. Kenney

Administrative Variance to allow an accessory structure (in ground pool and gazebo) in the side/rear yard closer to the street in lieu of the required rear yard and in the third of the lot farthest removed from any street.

Paul M. Kenney  
Gal M. Kenney  
\$25





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 306 Petitioner: PAUL M. KENNEY

Location: 2214 WESTRIDGE RD LUTH-TIMONIUM Md 21093-3220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PAUL M. KENNEY

ADDRESS: 2214 WESTRIDGE ROAD

LUTH-TIMONIUM Md 21093-3220

PHONE NUMBER: 410-561-5136



.....

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

Plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1" = 200' scale map #: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_

acreage \_\_\_\_\_ square feet \_\_\_\_\_

public private  
SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

COPY

Re: CASE NUMBER: 96-302-A (Item 306)  
2214 Westridge Road  
W/S of intersection Roundridge Road and Westridge Road  
8th Election District - 4th Councilmanic  
Legal Owner: Paul M. Kenney and Gail M. Kenney

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 25, 1996. The closing date (March 11, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Paul and Gail Kenney





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 11, 1996

Mr. and Mrs. Paul M. Kenney  
2214 Westridge Road  
Lutherville-Timonium, MD 21093-3220

RE: Item No.: 306  
Case No.: 96-302-A  
Petitioner: P. M. Kenney, et ux

Dear Mr. and Mrs. Kenney:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   March 1, 1996

FROM: *RWB* Robert W. Bowling, Chief  
            Development Plans Review Division  
            Department of Permits & Development  
            Management

SUBJECT:   Zoning Advisory Committee Meeting  
            for March 4, 1996  
            Items 305 (Revised), 306 (Revised),  
            308, 309, 310, 313, 314

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:jrb

cc:   File

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
          Permits and Development  
          Management

DATE:   February 29, 1996

FROM:   Pat Keller, Director  
          Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, 313, 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Dan L. Keene

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 02/27/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312,  
313, 314 & 315.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office; PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

2-27-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 306 (JRF)



Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

  
 for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

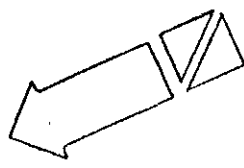
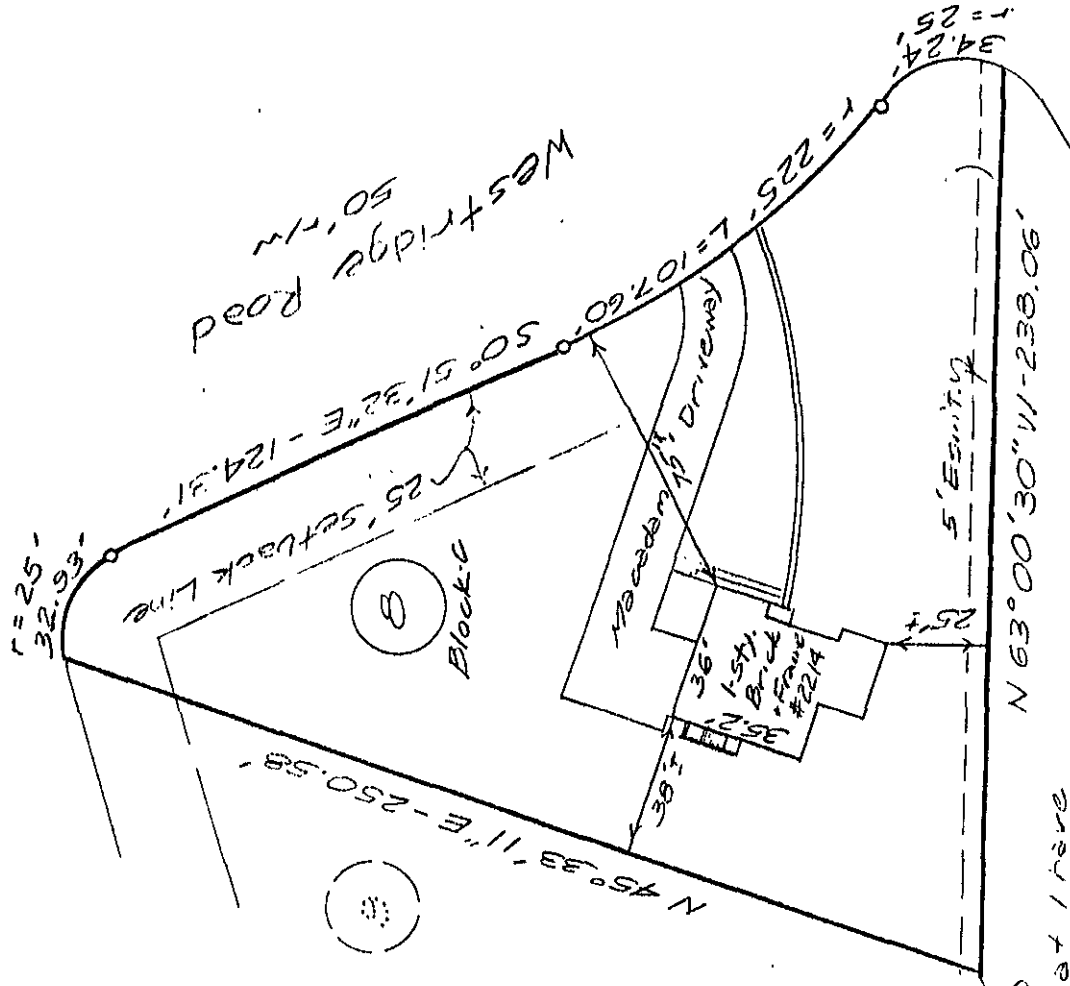
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717



96-302-A

# 306

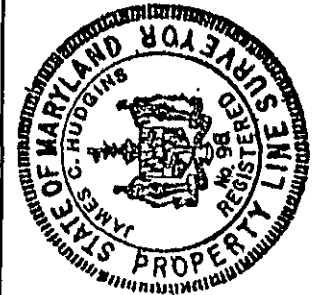


Flood Certification: Zone C

PLAT Bk #19 Folio 88

This is to certify that I have surveyed the property known as Lot 8, Block C as shown on the Plat of "Blk. C and Part of Blocks B+D Sec. 2, Stratford" recorded among the Land records of Baltimore Co., Md for the purpose of locating the improvements.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PLS#96

LOCATION SURVEY  
2214 Westridge Road  
Stratford  
Elec. Dist. B to 70 Co., MD.

NTT ASSOCIATES, INC.	Scale: 1" = 50'
16205 Old Frederick Road	Date: 3-3-87
Mt. Airy, Maryland 21771	Field By: M.H.
Phone 442-2031	Drawn By: M.H.
	Drawing # 5164-7

● 96-302-A ●

**OWNERSHIP;**

**This list is of all adjacent lot owners,**

**lot 7 sec 1 blk B Lee Nam Un 14 Roundridge Rd 80818010352 6756/842**

➤ **lot 8 sec 2 blk B Kenney Paul M 2214 Westridge Rd 80819002000 7501/173**

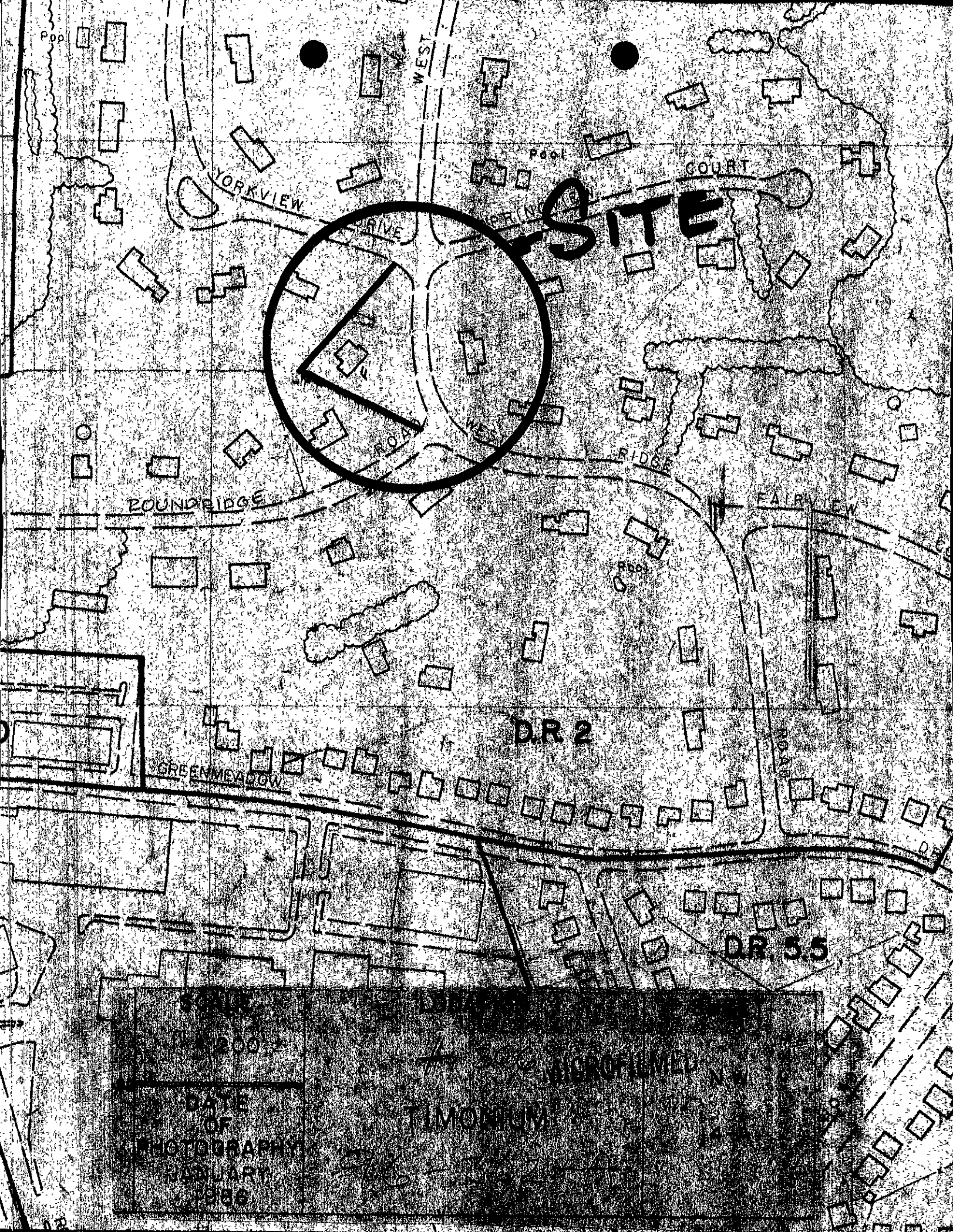
**lot 9 sec 2 blk B Yost Russell 2 Yorkview Dr 80825045250 n/a**

**lot 1 sec 2 blk C Tamberino Andrew 1 Yorkview Dr 80808056321 5664/190**

**lot 13 sec2 blk D Huber Timothy 2211 Westridge Rd 80802037730 9081/239**

**lot 23 sec 2 blk D Byus Vernon 2213 Westridge Rd 80802095260 1675/632**

# 306



**SITE**

**DR 2**

**DR 3.5**

SCALE

1:200

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1988

TIMONTON

300 MICROFILMED



SCALE

1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

TIMONIUM

96-302-A

SHEET

#306

N.W.  
14-A

MICROFILME

96-302-A

# 306



SIDE YARD AREA

PROPOSED GAZEBO & POOL  
AREA

96-302-A

# 306

PEAR AREA DRAINAGE



10/20/66



96-302-A

1

LANDSCAPED AREAS DEFENSE EPOC-  
THIS WILL SCREEN POOL - OUTLINE

9

8

7

13

SPRINGVIEW CT  
80' R/W

FORVIEW DR  
80' R/W

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IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
NW/S Westridge Road at \* ZONING COMMISSIONER  
Roundridge Road (2214 Westridge Road) \* OF BALTIMORE COUNTY  
8th Election District \* Case No. 96-302-A  
4th Councilmanic District  
Paul M. Kenney, et ux  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 2214 Westridge Road, located in the vicinity of York Road in Timonium. The Petition was filed by the owners of the property, Paul M. and Gale M. Kenney. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structures (in ground swimming pool and gazebo) to be located in the side/rear yard closer to the street in lieu of the required rear yard and the third of the yard farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structures (in ground swimming pool and gazebo) to be located in the side/rear yard closer to the street in lieu of the required rear yard and the third of the yard farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 15, 1996

Mr. & Mrs. Paul M. Kenney  
2214 Westridge Road  
Timonium, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
NW/S Westridge Road at Roundridge Road  
(2214 Westridge Road)  
8th Election District - 4th Councilmanic District  
Paul M. Kenney, et ux - Petitioners  
Case No. 96-302-A

Dear Mr. & Mrs. Kenney:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File

Printed with Soybean Ink  
on Recycled Paper

Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County

for the property located at #2214 WESTRIDGE ROAD  
which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, B.C.Z.R.

To allow an accessory structure (in ground pool & gazebo) in the side/rear yard closer to the street in lieu of the required rear yard and in the third of the lot farthest removed from any street.

- 1) UNUSUAL DIE SHAPED CORNER LOT.
- 2) WHERE THE HOUSE IS LOCATED ON THE LOT.
- 3) DRAINAGE SLOPED REAR YARD AREA.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Name Address and phone number of representative. (to be contacted)  
Name Phone No.  
Name Phone No.

REVIEWED BY: JF DATE: 2/12/96  
ESTIMATED POSTING DATE: 2/12/96  
Zoning Commissioner of Baltimore County  
ITEM #: 306

ORDER RECEIVED FOR FILING  
Date 2/12/96  
By JF

Affidavit in support of  
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information hereto given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2214 WESTRIDGE RD  
LUTHER-TIMONIUM MD 21093-3800  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1) UNUSUAL DIE SHAPED CORNER LOT.
- 2) WHERE THE HOUSE IS LOCATED ON THE LOT.
- 3) DRAINAGE SLOPED REAR YARD AREA.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Paul M. Kenney  
Gale M. Kenney  
Paul M. Kenney  
Gale M. Kenney

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of February 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Paul M. Kenney & Gale M. Kenney

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/11/96  
My Commission Expires Jan 1, 1998

Zoning Description for # 2214 Westridge Road

Beginning at a point on the West side of the intersection of,

Roundridge Road and Westridge Road, both having a 50 foot Right of Way width,

hence running north 299.08 feet, to the intersection of,

Westridge Road and Yorkview Drive, also having a Right of Way width of 50 feet,

Being known as Lot # 8, block C, Section # 2 of the subdivision known as,

"Stratford", as recorded in Baltimore County Plat Book # , Folio # ,

containing .815 acres of land area. Also known as # 2214 Westridge Road and is

located in the 8th Election District and the 4 Councilmanic District.

# 306

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8 Date of Posting  
Posted for: Admin. Variance  
Petitioner: Paul M. Kenney et al  
Location of property: 2214 Westridge Rd.  
Location of Sign: 2214 Westridge Rd.  
(Pool Side)  
Remarks:  
Posted by: W. Flea 2/13/96 Date of return:  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 2/12/96 ACCOUNT 2-001-615-000  
AMOUNT \$ 95.00  
RECEIVED FROM: Gale M. Kenney  
C/O Variance - 50 ITEM # 306  
FOR: OTO Sign - 35 Taken by: JBF  
VALIDATION OR SIGNATURE OF CASHIER

CASE NUMBER: 96-302-A (Item 306)  
2214 Westridge Rd  
W/S of intersection Roundridge Road and Westridge Road  
8th Election District - 4th Councilmanic  
Legal Owner: Paul M. Kenney and Gale M. Kenney  
Administrative Variance to allow an accessory structure (in ground pool and gazebo) in the side/rear yard closer to the street in lieu of the required rear yard and in the third of the lot farthest removed from any street.

Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 306 Petitioner: PAUL M. KENNEY  
Location: 2214 WESTRIDGE RD LUTHER-TIMONIUM MD 21093-3800  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: PAUL M. KENNEY  
ADDRESS: 2214 WESTRIDGE ROAD  
LUTHER-TIMONIUM MD 21093-3800  
PHONE NUMBER: 410-561-5136

Printed with Soybean Ink  
on Recycled Paper





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 23, 1996

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-302-A (Item 306)  
2214 Westridge Road  
W/S of Intersection Roundridge Road and Westridge Road  
8th Election District - 4th Councilmanic  
Legal Owner: Paul M. Kenney and Gail M. Kenney

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before February 25, 1996. The closing date (March 11, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Paul and Gail Kenney



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 11, 1996

Mr. and Mrs. Paul M. Kenney  
2214 Westridge Road  
Lutherville-Timonium, MD 21093-3220

RE: Item No.: 306  
Case No.: 96-302-A  
Petitioner: P. M. Kenney, et ux

Dear Mr. and Mrs. Kenney:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 1, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for March 4, 1996  
Items 305 (Revised), 306 (Revised),  
308, 309, 310, 313, 314

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: February 29, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, 313, 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey N. Long

Division Chief: Gary L. Keene

PK/JL

ITEM305A/PZONE/ZAC1

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 02/27/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312, 313, 314 & 315.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 306 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

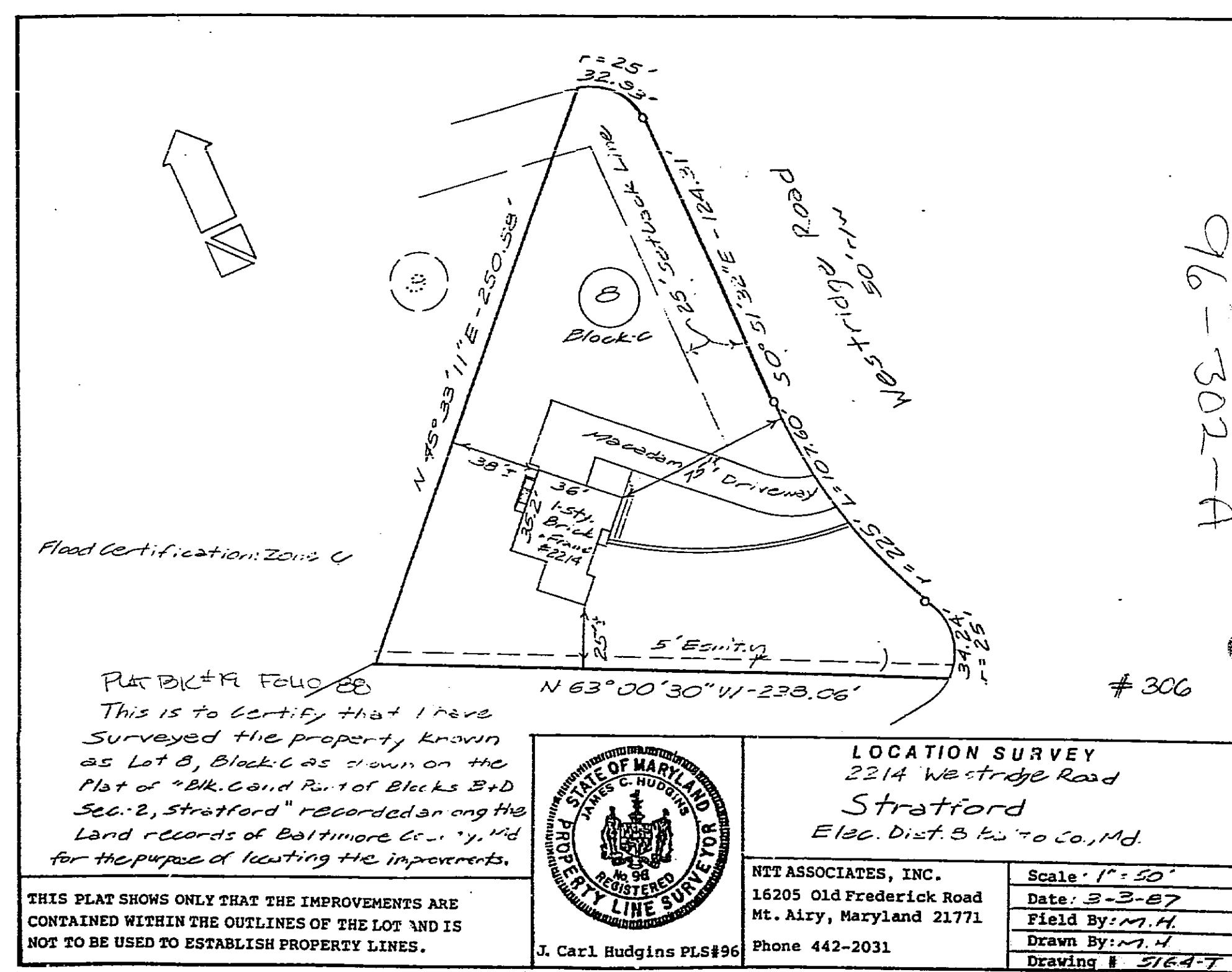
Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717, Baltimore, MD 21203-0717



OWNERSHIP:

This list is of all adjacent lot owners,

lot 7 sec 1 blk B Lee Nam Un 14 Roundridge Rd 80818010352 6756/842  
lot 8 sec 2 blk B Kenney Paul M 2214 Westridge Rd 80819002000 7501/173  
lot 9 sec 2 blk B Yost Russell 2 Yorkview Dr 80825045250 n/a  
lot 1 sec 2 blk C Tammerino Andrew 1 Yorkview Dr 80808056321 5664/190  
lot 13 sec 2 blk D Huber Timothy 2211 Westridge Rd 80802037730 9081/239  
lot 23 sec 2 blk D Byus Vernon 2213 Westridge Rd 80802095260 1675/632

# 306



